

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**August 13, 2014**

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Bill Woeste, Don Hassler, Mark Morris, Tom Hasselbeck, Bob Myron and Ron D'Epifanio.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held June 25, 2014, were approved as submitted.

**NEW BUSINESS:**

Tim Bachman asked if the Commission would be willing to add another lot in Olde Winton for review of the plot plan and home elevation (lot 13608). Don Hassler, seconded by Bob Myron made a motion to add the item to the agenda. Motion carried 7 – 0.

**New Home Elevations – Lots 13609 and 13608, Olde Winton Subdivision**

An aerial of the subdivision was displayed showing the lots being discussed. The two lots are on Olde Winton Lane which is the main street into the subdivision. A ranch is proposed on the lot closest to Winton Road and a two story on the adjacent lot (lot 13609 – ranch; lot 13608 – two story). The site plans were shown. The ranch is proposed with bump outs which extend outside of the building envelope; the two story has a bump out but it is within the building envelope. The policy the Commission adopted addresses the length bump outs can be and states they cannot be across from a bump out on an adjacent lot. Both homes meet the guidelines.

The elevation of the ranch was shown. It has brick, vinyl siding and shake vinyl siding. The house is very similar to the Nantucket across the street which was the last home approved in the subdivision. The Nantucket was initially to have brick on the front and during construction, the builder asked that the elevation be approved with all vinyl siding.

A slide of the two story was shown; the front elevation will have brick on the first floor with vinyl siding on the second floor and also vinyl shake on the gable. This house is also very similar to a two story also built on Olde Winton Lane. Mr. Bachman reviewed the differences between the existing home and the proposed home. When Mr. Boyle, applicant, was before the Commission several months ago, he presented one of the homes and discussed future homes. Mr. Bachman asked the Commission if they were comfortable with allowing Mr. Boyle to construct these two plans with just minor changes on other lots in the subdivision or if additional plans should be submitted. These designs cannot be built on the lots slated for front entry garages.

Mr. John Boyle stated they would like to have three additional plans to offer for the main street (5 total). They are extremely tight lots to fit homes on. The lots on Old Winton Court will be more custom type homes. The lots adjacent to the basin can be walk outs and have more flexibility.

The Commissioners commended Mr. Boyle for staying within the restrictions set for the bump outs. They understood the lots on the main street are constricted but felt adjustments could be made to the exteriors to differentiate them enough. Mr. Boyle replied they will try to come up with a couple additional plans but even if the same home style is built twice, the homes would not look identical.

Ron D'Epifanio, seconded by Bill Woeste, made a motion to approve the homes for lots 13609 and 13608 as submitted.

Motion carried 7 – 0.

### **GENERAL DISCUSSION**

Mr. Myron reported the Parks Board discussed designating certain areas in the parks as non-smoking.

Mr. Woeste informed the Commission City Council had first reading of an ordinance to amend Chapters 1133 and 1165 in regard to making used car lots a conditional use. Also, a generator for the wastewater treatment plant was approved which would keep the plant in operation in case of any energy emergency.

Mr. Bachman added the Public Hearing regarding the used car lots has been set for Monday, September 22<sup>nd</sup> at 7:00 p.m. He also stated he will be out of town for the next 2 meetings.

Being no further business, the meeting adjourned.

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Scott Lepsky, Chairman

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Peggy Flaig, Clerk